

May '23 HOA Board Meeting Minutes
5/12/23 Via Zoom at 6:30 pm

Board Members:

Gregg Missbach, (2024)
Bob Epp, (2024)
Bonnie Prushnok, (2025)
Karen Ramon, (2025)
Laurie Riedeman, (2024)

Property Manager: Al Orendorff, Trio Property Management; James Fazio, assistant

Owners: A. Marsh, V. Raines, M. Hill, M. Hise, S. Stump, K. Caldwell, MH Petrak

6:34pm Meeting Call to Order - Gregg

6:34pm Approval of April Board Meeting Minutes and Agenda additions Gregg

- Sentence about the guest parking
- Times are wrong
- 953 - back porch area, not the front.

Minutes approved as amended.

Agenda addition: Discussion of board activities since last meeting.

6:46pm Manager's Report Al

Bank of West statement is late in mailing, when it arrives Al will send final statement later this week. Al sent Bonnie a snapshot ahead of meeting. Operating Account - end of April 32K, 45K as of today. Includes April payment to GreenPoint/the roof. 35K in expenses for May (includes GreenPoint and RFL maintenance work)

- We will need to replace a stolen back flow valve.

2023 Budget: Al and the Board are starting to look at the Budget (July 2023-June 2024). Al will be out of the office the last couple of days of May until June 12th . By July's Board meeting, the Board should have the budget ready to go. We need to give 10 days notice of the August Annual meeting. It is best to do the budget sooner than the Annual meeting so we can adjust if necessary. The Board to schedule a working meeting on June 19th and then a finalizing of Budge at the July 10th Board meeting. Al stated that the Board needs to determine what projects it wants to fund: Painting 2 buildings (this time next year), fencing, decking? Any other projects?

2 major HOA delinquencies - one over 60 days; one over 90 days. Being paid down \$100 per month.

Unit#950 - DrainAway inspected it and recommended that it be kept cleaned out/routed out more often. Al is not sure that's the right answer, wants to check with DrainAway owner. It appears that this problem is a common element issue for Bldg 10, so it's the HOA's responsibility to fix. If 950 owner hears gurgling noises, then call Al right away. The Unit#950 Owner stated that the washing machine suddenly backs up; water goes into the closet. They bought a 'snake' and a wet vac to handle the flooding. There's a 'belly' in the pipe and it's corroded. Laurie knows a company that could help assess the problem. The Unit#948 owner had similar issue over the years and had a company out several times - blockage several feet out from building. These 2 units are in separate but adjacent buildings.

The Unit#941 has an outside electrical panel & shut off breakers weather cap missing Al will have it inspected and part ordered.

The fencing blew down by barn. Ryan has prioritized replacing it this week. Then work on getting new locates next to Apartments for fencing along the east side of property.

Painting - H3 has started with power washing today. Working on Bldg 15, then Bldg14, then Bldg 2.

- Unit#975 Owner in Bldg 14 sent email about color. They thought color was supposed to be brown, now it's supposed to be painted green. The minutes have not been published so there was no way for owners to know about this change. Asked why can't we have 2 buildings right next to each other the same color? Gregg stated that some residents of Bldg 15 wanted to change colors to green. Anne Marsh (painting committee) stated that was incorrect. In March, asked the board to honor the request of Bldg 15 owners, they want brown, not green. But then the board said to just switch the colors; Bldg 14 wasn't consulted about that. Gregg voiced concern that the original intent was for the buildings to have different colors. Laurie read the March minutes. Owner Unit#975(Bldg 14) stated that his preference is the Green. Then his secondary preference was Gray. The Owner Unit #979(bldg 14) stated that he was fine with the Gray scheme. Laurie voiced concern that changing our color scheme each time we paint would create a ripple effect and that it was unfair to other owners to give each building their preference. Bonnie to send the GRAY paint numbers to Al so he can send to H3 Painting.

MOTION to paint Bldg 14 paint color the Gray scheme. Bldg 15 will be Brown. Motion passed
MOTION to approve \$600 stolen back flow valve; motion passed

7:43pm Old/Ongoing Business

Board activity since last Board meeting: special meeting on 4/18 to discuss parking signs. Gregg did not feel that there was reasonable notice of this meeting, the community was emailed at noon on that day. Three Board member attended the meeting along with Al, 4 owners attended and they went thru Rules & Regulations; altered some, took out some sections that were addressed in policies. The Secretary emailed out a copy of that revision to the Board. Al has a couple of paragraphs to work on and he would like to look into designating RFL a fire lane. Gregg agreed to create a red-lined version regarding what has changed. Laurie asked how many homeowners in the community complain about anyone parking on the street? She stated that she did not feel that portions of the private Lane should be “No Parking” Al stated that street parking issues come up regularly. Also residents parking in Guest Parking is an ongoing issue. Al suggested the board set up another meeting time to go over the initial proposals and to give more prior notice to residents. It was decided that a Working session on Parking Rules & Regulations: THURS 5/25, at 6:45pm. Al to send out invite this week to all residents.

The following were covered earlier in the meeting:

- New Policies & Rules and Regs Blast Email - Gregg
- Building Painting - Board
- Parking Signs - Al
- Guest Parking Violation - Bonnie
- Unit#950 and Bldg 5 Sewer Drain Assessment - Al
- Irrigation, Sprinkler start up and Turf Paradise - Al

759pm New Business - Covered earlier in the meeting:

- 2024 Budget Preparation - Board
- 2024 Annual Meeting Preparation

Unit #975 Owner commented that in the July 2022 minutes a concern was raised about cottonwood trees along Mill Ditch and wanted to know if anything had been done. Bonnie responded that we only did a cottonwood tree on the East end last year; more need to be done. Western Cut was recommended. Al also had a reference for a tree trimmer.

Additionally, Bonnie added that we are scheduled to inoculate the ash trees.

The Unit#948 Owner stated that the Honey Locust between 948 & 950 has a number of dead limbs that should be removed if we're hiring a tree trim company.

Owner of Unit#949 & #939 addressed recent thefts in RFL -(owner's truck stolen, and other thefts). What should we be doing? How long are we going to tolerate this thievery. Maybe we

should put it out to the community for ideas. Recommendations were: the community should be notified about thefts, report thefts to Al - he can send out an email blast immediately. Neighborhood Watch group - ask Police Department and NGLA about setting one up. Contact the Police Department and ask the officer/sergeant for this beat assigned to each Longmont neighborhood what more can we be doing. Put cameras on buildings with video feed. Ask strangers if they live here. If not, they should be told that it's private property. Security motion lights. Maybe look into some community Ring floodlight cameras.

8:28pm Adjourn - Gregg. MOTION to adjourn. Gregg; 2nd Karen. 5-0.

Note: Community members are welcome to comment after each subject is discussed by the Board

Upcoming Board Meeting Dates:

Monday June 12th

Monday July 10th

Monday Aug 14, Annual Meeting